

**CITY OF SANTA CLARA, CALIFORNIA**

**ANNUAL PLAN  
FOR  
PROGRAM YEAR 2010  
OF THE  
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)  
PROGRAM  
AND THE  
HOME INVESTMENT PARTNERSHIPS ACT (HOME)  
PROGRAM**

**Prepared by the Housing and Community Services Division,  
Department of Planning and Inspection**

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**CITY OF SANTA CLARA, CALIFORNIA  
2010 PROGRAM YEAR ACTION PLAN  
FOR THE  
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM  
AND  
HOME INVESTMENT PARTNERSHIP ACT PROGRAM**

**1. EXECUTIVE SUMMARY**

**A. Five Year Plan**

In 2010, the City created a Consolidated Plan that is a detailed description of the City's five-year housing and community development strategy. Program Year (PY) 2010 will be the first year under that Plan. The objectives, strategies and goals of that Plan are incorporated in this Annual Plan by this reference. The PY 2010 Action Plan details the specific actions to be taken to implement those objectives, strategies and goals.

**B. Federal Resources**

The City of Santa Clara's One-Year Action Plan for PY 2010 is a comprehensive approach to addressing the immediate community needs of people who are very low, low and moderate income. The Action Plan is based on a Community Development Block Grant (CDBG) an estimated entitlement of \$1,159,448 which the City anticipates will be received from the federal Department of Housing and Urban Development (HUD). Anticipated CDBG program income during PY 2010 is estimated to total \$150,000. An additional \$225,000 in unallocated CDBG funds will be allocated to projects receiving federal appropriations under this Plan.

The Action Plan also anticipates a Home Investment Partnerships Act Program (HOME) participation grant of \$661,772. Estimated HOME program income during PY 2010 is expected to be \$50,000. An additional \$290,000 of unallocated HOME funds will supplement the City's entitlement grant. The City will exceed the 15% of HOME Grant set aside for Community Housing Development Organizations (CHDO) in PY 2010. The City will also exceed the 25% local match of HOME expenditures requirement in PY 2010.

**C. Other Resources**

To complement the use of federal funding resources to meet community development objectives, Santa Clara will use an estimated \$208,821 from the Redevelopment Agency Affordable Housing Fund (RDA) to assist non-profit housing service agencies that provide special housing-related services to very low, low and moderate income residents, and an estimated \$421,114 to supplement one capital improvement project that will use a portion of the City's federal entitlement grants. An estimated amount of \$25,008 from the City Affordable Housing Fund and

\$57,719 from the City's General Fund will be used to fund public service agencies that benefit City residents.

D. Citizen Participation

The Housing and Community Services Division of the Planning and Inspection Department is the lead agency for overseeing the development of the Consolidated Plan and Annual Action Plan. The current Citizen Participation Plan was last updated on November 9, 1999. Consistent with that Plan, the City held three public hearings between November, 2009 and March, 2010, ending with City Council approval of the appropriations of the federal entitlement grant amounts described in this action plan.

E. Consultation with Other Jurisdictions

As standard practice, CDBG and HOME program coordinators of entitlement jurisdictions from throughout Santa Clara County meet as the CDBG Coordinators Committee at least quarterly to discuss issues of common interest. These quarterly meetings provided the opportunity for the City to consult with other jurisdictions on its proposed use of federal funds for PY 2010.

F. Geographic Distribution

Funding support for the listed projects is based more on expressed need within the community rather than upon geographical priority.

G. Homeless and Special Needs

The City will fund, with its available funds, 18 service agencies, most of which serve homeless, at-risk of homelessness, or other special needs populations.

H. Homeownership

The City's Neighborhood Conservation & Improvement Program (NCIP) provides assistance to low-income homeowners to undertake needed repairs and rehabilitation to their owner-occupied homes. Assistance is provided in the form of low-interest deferred payment loans, and grants for certain types of rehabilitation activities. Because of the reduction in available federal funds, the City will continue to use RDA funds to supplement NCIP.

The City/RDA operate two first-time homebuyer programs. The RDA's First-Time Homebuyer Mortgage Assistance Program utilizes RDA funds to make second mortgages up to \$75,000. This program requires developers to set aside ten percent of newly constructed units for housing affordable to moderate income homebuyers. The City's Below Market Program (BMP) creates new homeownership housing through the City's inclusionary housing policy. Income from the BMP Program will be deposited in the City Affordable Housing Fund.

I. Public Housing

The City is continuing its successful working relationship with the Housing Authority of the County of Santa Clara to develop housing in the City. The housing Authority currently owns 7 housing projects in the City. In March, 2010, the RDA approved the sale of one of the developments, Miramar Apartments, to a partnership that will consist of a non-profit housing authority affiliate and a tax credit investor. The purpose of the disposition was to finance the rehabilitation of the development and to preserve the affordability of the units. Three additional Housing Authority projects will also be rehabilitated with other financing and will not be part of the tax credit syndication. No new projects are planned for PY 2010.

J. Fair Housing

The City affirmatively supports both the purpose and goal of fair housing and works to achieve fair housing in administering its Federal, State and local programs. The City also supports the development of affordable housing stock that is an important part of a fair housing initiative, given the high cost of local housing.

K. Program Monitoring

The City and RDA entered into three year agreements with 18 agencies in PY 2009, who have a proven track record of serving City residents with City funds. PY 2010 will be the second year of the three year agreement. At least one on-site monitoring will be conducted for all agencies under the three year agreements. The agreements will also require agencies to submit two accomplishment reports per year. For completed housing projects, affordability and performance monitoring for compliance to federal program requirements will continue to be scheduled at least once annually.

## 2. FUNDING RESOURCES

### A. Federal Resources

- 1) CDBG Funds: The City of Santa Clara's One-Year Action Plan for PY 2010 is a comprehensive approach to addressing the immediate community needs of people who are very low, low and moderate income. The Action Plan is based on an estimated CDBG entitlement grant of \$1,159,448, which the City anticipates will be received from HUD. The City will also be re-allocating \$225,000 in unspent CDBG funds from projects that have been completed. Finally, anticipated CDBG program income during PY 2010 is estimated to total \$150,000, virtually all derived from the City-administered Neighborhood Conservation & Improvement Program (NCIP). These funds are generated by the repayment of interest and principal from loans to homeowners to undertake home repairs in previous program years. An amount of \$38,400 in program income will be used for public services in PY 2010. The remainder of anticipated program income (\$111,600) will be used to fund the Revolving Loan Fund available for the NCIP Program. The sum of all these anticipated sources of available CDBG funds for PY 2010 is estimated to be \$1,534,448.
- 2) HOME Funds: The City is also a Participating Jurisdiction under the HOME Program, from which it anticipates a participation grant of \$661,772. An additional \$290,000 of unallocated HOME funds will supplement the City's entitlement grant. Estimated HOME program income for PY 2010 is \$50,000. Most of that HOME Program income would be derived from repayment of NCIP loans. All HOME Program Income will be used to augment the appropriations for the NCIP Program. However, HOME Program Income, regardless of source, is not considered a revolving loan fund, as that term is understood in the CDBG Program. The sum of all these anticipated sources of available HOME funds for PY 2010 is estimated to be \$1,001,772.
- 3) Administration: The City will obligate an estimated \$231,890 in CDBG funds and an estimated \$66,177 in HOME funds for administration of its CDBG and HOME programs. These amounts represent the full 20% of CDBG and 10% of HOME PY 2010 entitlement grants that are allowable under federal law.
- 4) Public Services: The City will obligate an estimated \$173,917 in CDBG funds for 12 Public Service activities in PY 2010. This amount represents the full 15% of the CDBG allocation allowable under federal law. In addition, the City will obligate an estimated \$38,400 in program income based on PY 2009 CDBG Program Income received. Under federal law, the City may use up to 15% of the 2009 PY Program Income for Public Services in PY 2010. The City has chosen to exercise that option.
- 5) Community Housing Development Organization: Since the inception of its HOME Program, the City of Santa Clara has cumulatively allocated far more than the 15% minimum requirement for Community Housing Development Organizations (CHDO). According to HUD's 1/31/10 HOME Deadline Compliance Report, the City had reserved 37.8% of its cumulative HOME funds for CHDOs since 1992. In dollars, the City has a cumulative excess CHDO reserve of \$2,063,580 through July 31, 2010. The City's 15% CHDO set-

aside obligation for PY 2010 will be \$99,266 for a qualified CHDO. Charities Housing Development, previously certified by the City as a CHDO, will be receiving an estimated \$138,000 in HOME funds in PY 2010. The funds may be used for expenses incurred prior to July 1, 2010. In addition, Habitat for Humanity, another certified CHDO, will be receiving \$600,000 in HOME funds in PY 2010. Of the \$600,000 allocation, \$290,000 will come from unallocated HOME funds and \$310,000 will come from the PY 2010 HOME entitlement grant.

- 6) HOME Local Match: As of July 1, 2009, the City had, since 1992, accumulated \$3,920,480 in excess of the HOME requirements of 25% local match for non-administration HOME expenditures. The City's HOME Program Local Match Liability for PY 2010 is estimated to be \$148,899. The City anticipates local match of \$250,000 in PY 2010 foregone property taxes from previous-year HOME projects. Thus, the City will exceed its HOME local match liability for PY 2010.

Appendices A & B include summary information about federally funded activities for PY 2010.

## B. Other Resources

For PY 2010, the City and the RDA have each appropriated local funding for agencies providing services to low income City residents. That local funding will come from three sources:

- 1) Redevelopment Agency Affordable Housing Set-Aside (RDA): To complement the use of federal funding resources to meet community development objectives, Santa Clara will use RDA funds to assist non-profit housing service agencies that provide special housing-related services to very low, low and moderate income residents. The PY 2010 funding for these agencies will be \$208,821, providing an almost 5% increase over PY 2009 base funding to currently funded agencies. Because of the foreclosure crisis and recessionary economy, the increased demand for housing services, and the decreased funding for these services from other sources, the RDA will provide funding in the amount of \$50,000 to one new agency, InnVision. InnVision will provide emergency rental assistance to income-eligible Santa Clara residents. Thus, the total funding for affordable housing services in PY 2010 will be \$208,821, an increase of 10% over that provided in PY 2009. The Affordable Housing Services to be funded with RDA in PY 2010 are:

Project Sentinel, Fair Housing Services	\$20,027
Council on Aging, Case Management	\$ 5,277
Catholic Charities, Shared Housing Project	\$17,802
Silicon Valley Independent Living Center, Supplemental Living Center	\$22,458
Emergency Housing Consortium, Sobrato Family Living Center	\$53,323
Project Sentinel, Mortgage Counseling Services	\$14,800
Next Door: Solutions to Domestic Violence	\$25,134
InnVision, Emergency Rental Assistance	\$50,000

One federally-funded capital improvement project, the City of Santa Clara Neighborhood Conservation Improvement Program (homeowner rehabilitation, accessibility modifications)



will receive \$421,114 in supplementary funding from the RDA. The project will also receive \$261,941 in CDBG funds and \$3,095 in HOME funds.

The City will also fund several housing development projects exclusively with RDA funds.

- 2) City Affordable Housing Fund (CAHF): An estimated total of \$25,008 from the CAHF will be used to fund partially the Family Therapy/School Outreach Counseling Program: CDBG funding of \$51,450 has also been appropriated for this service. That supplementary funding will increase the City's funding of non-profit agencies providing social services to City residents by 11%.

The CAHF was established on January 9, 2007, Council approved a new Below Market Purchase (BMP) Program. As part of that approval, Council established the (CAHF), into which future income from the BMP Program would be deposited. Council approved the use of these funds for priorities established in the City's Consolidated Plan for Use of Federal Entitlement Funds, the Housing Element of the General Plan and the Implementation Plan for the Redevelopment Agency.

- 3) City General Fund: The City appropriated \$57,719 from its General Fund for one service activity:

Project Sentinel, Landlord-Tenant Dispute Resolution Services

\$57,719

### 3. CITIZEN PARTICIPATION & CONSULTATION W/ OTHER JURISDICTIONS

#### A. Citizen Participation

The Housing and Community Services Division of the Planning and Inspection Department is the lead agency for overseeing the development of the Consolidated Plan and Annual Action Plan. The current Citizen Participation Plan was last updated on November 9, 1999. Consistent with that Plan, the City held four public hearings.

This PY 2010 Annual Plan development process began with a public hearing, held by the City Council on November 17, 2009, to determine community and housing needs relative to very low, low and moderate income persons. In addition to the public notice and announcements on the City's Website and Cable Channel, written notification of the hearing was made to numerous non-profit service agencies, community advocates and the local Citizens Advisory Committee for the purpose of gaining greater input for determining the best use of anticipated federal funds for addressing community needs.

Two advertised public hearings were held by Council on February 9 and March 9, 2010, to review proposals and to determine the allocation of CDBG and HOME funds for PY 2010. The Annual Plan 30 day public review period occurred March 31 through April 30, 2010. A copy of the draft plan was provided to the other federal entitlement jurisdictions in Santa Clara County and the California Department of Housing and Community Development on March 31, 2010.

#### B. Consultation with Other Jurisdictions

As standard practice, CDBG and HOME program coordinators of entitlement jurisdictions from throughout Santa Clara County meet as the CDBG Coordinators Committee at least quarterly to discuss issues of common interest. Meeting agendas cover such topics as projects receiving multi-jurisdictional funding, performance levels and costs for contracted public services, proposed annual funding plans, HUD program administration requirements, and other topics of mutual concern. These quarterly meetings provided the opportunity for the City to consult with other jurisdictions on its proposed use of federal funds for PY 2010. The Housing Authority of Santa Clara County is a regular participant in these meetings.

The City of Santa Clara is also an active participant in the Santa Clara County Fair Housing Task Force, which meets quarterly.

#### 4. GEOGRAPHIC DISTRIBUTION

City policy for the use of federal entitlement funds is based on the premise that community needs are generated throughout the City rather than concentrated in a few neighborhoods. It is the City's policy to seek the widest possible dispersal of housing for low-income households. Thus, funding support for the listed projects is based more on expressed need within the community rather than upon geographical priority.

The Neighborhood Enhancement Initiative (CDBG funded in program years 1999 and 2000) is the one exception to this approach. That Project is specifically designed to undertake activities to improve existing, low-income neighborhoods. Neighborhoods are surveyed for possible need of enhancement activities that can be supported by CDBG, HOME or local funding assistance. A City Council subcommittee, supported by management staff, has conducted neighborhood surveys with the intention of determining geographical areas in need of special attention for revitalization. Such factors as household income, level of crime, public improvement needs and interest by residents for self-improvement are considered in the survey. Based on these factors, the City then determines geographic areas for focused effort for neighborhood improvement. The City has completed activities in three neighborhoods. In PY 2005, the Neighborhood Enhancement Project launched the City's Neighbor Assistance Program (NAP). That program identifies extremely low income homeowners, whose properties pose significant health and/or safety hazards, and corrects those hazards.

## 5. HOMELESS AND SPECIAL NEEDS PERSONS

### A. Homeless Support Services and Housing

In PY 2004, the County of Santa Clara launched a Ten Year Plan to End Chronic Homelessness. That plan uses a “Housing First” model to address the desired outcome of ending chronic homelessness. That model seeks to create stable housing for homeless persons and then provide focused support services. The model also includes “closing the backdoor” to homelessness by addressing institutions such as foster care, the criminal justice system and health system that often “release” at-risk of homelessness individuals into the community with no plan or resources for housing. Such actions provide a continuing source of new homeless persons. City staff participated in the countywide Blue Ribbon Commission on Ending Homelessness and Solving the Affordable Housing Crisis, which set forth the specific goals of the Ten Year Plan. The Commission made five recommendations to help end homelessness:

- Improve access to services by creating outreach and benefit teams.
- Institutional outreach and discharge planning (e.g., jails, medical facilities).
- Implement a medical respite facility to link homeless persons discharged from institutional facilities to services and permanent housing.
- Establish a one-stop homeless prevention center.
- Implement housing first, providing permanent housing with services as quickly as possible.

The City of Santa Clara, as far back as 2005, identified two significant gaps regarding the “Housing First” model as it evolved in the County:

- (1) The current Homeless Management Information System (HMIS) does not track homeless individuals once they move into “permanent housing.” Thus, it cannot be used to correlate the demand of “housing first” residents for continued homeless, psychiatric and emergency services. A significant number of permanent housing residents relapse into homelessness within two years of entering “permanent” housing. The HMIS should capture this information on those in permanent housing to better assess the success of “Housing First” and to identify program changes that can improve that success.
- (2) The current model is based on addressing the needs of the seriously mentally ill, many of whom may not be suited for self-sufficiency or independent living. Such models presume that long-term, subsidized housing with support services may be the highest level of self-sufficiency of which many participants may be capable. For this group, supportive housing is often the permanent solution. The City of Santa Clara has supported “permanent housing” models that address the needs of homeless, often dysfunctional, families and at-risk youth. These models have focused on providing a systematic, direct means for vulnerable and at-risk homeless families and youths to develop (or redevelop) stable living patterns, with access to individualized support services, in order to enter or return to independent living.

One PY 2008 project, The Commons Rehabilitation Project, exemplifies the City’s Housing First approach. It will house 25-35 youths aging out of foster care and/or at-risk of homelessness. The project will also house six low-income mentor adults who are experienced in providing counseling to at-risk youths. The mentors would live in the same community with the youths as neighbors, acting as mentor/role models for the young residents. A key outcome of

this symbiotic 24/7 relationship will be to facilitate connections of the youthful residents to their community and real-life options as a stepping-stone to independent living.

A biennial census/survey is required in order to apply for McKinney-Vento funds. The City has provided funding for the last four census/surveys, the last of which was conducted in 2009. A new survey is scheduled for January, 2011. In February and March, 2009, 938 surveys of homeless persons were conducted. Between the 2004 and 2009 censuses, the number of homeless persons in the City of Santa Clara increased by 55.4%, from 359 to 558.

Several affordable housing service activities funded by the RDA will provide assistance to the homeless and near homeless. They are: Shared Housing Project, Sobrato Family Living Center, Mortgage Counseling Services and Homesafe Case Management.

The Santa Clara Unified School District (SCUSD) Adult Education Program receives a yearly HUD grant of \$200,534 for its Career Advantage and Retraining Program (CARP), which has served homeless persons, who reside in the City's homeless housing facilities, with job placement and training since 1996. Funding has been renewed for PY 2010. The program serves about 600 persons, the majority of whom are City residents. Of those persons, an estimated 100 persons are expected to be chronically homeless. The SCUSD participates in the HMIS (Homeless Management Information System), as required by HUD. CARP staff members served on the County Task Force that developed the ten-year plan to end chronic homelessness. Staff members serve on, and are part of the steering committee, of the Santa Clara County Collaborative on Affordable Housing and Homeless Issues, they also are serving on several committees to help end homelessness in Santa Clara County.

The City of Santa Clara will continue to work with the State and County agencies to create a collaborative strategy for the housing and placement of persons discharged into the community with little or no resources for housing. The goal of that activity will be to create a countywide, comprehensive Discharge Coordination Policy. That policy covers four major areas: (1) foster care; (2) health care; (3) mental health care; and (4) corrections (jails). Most of these areas are Santa Clara County responsibilities.

#### B. Extremely Low Income Households At-Risk of Homelessness

In its five year Consolidated Plan, the City described a strategy of targeting its public service resources to persons living in Extremely Low Income (ELI) households, that is households with income less than 30% of Area Median Income, adjusted for household size. Of the 11,304 persons receiving benefits from the City's Public Service and Affordable Housing Service programs in PY 2008, 84% were ELI.

For PY 2010, the City has allocated \$14,659 in CDBG Public Service funds for the Food Assistance for Needy Persons Program, administered by St. Justin Community Ministry. That program provides monthly bags of groceries to low income families, 97% of whom are ELI. One in four of those households consists of a single female with one or more dependent children. St. Justin also provides lunches three days a week to homeless persons. In addition, depending on availability, the program provides clothing, household items, hygiene kits, diapers and other infant items, bus passes, sleeping bags, blankets, and health aid items. This program is an

example of a faith-based organization providing an important social service as described in CFR 24 Part 570.

### C. Other Special Needs Populations

Nine of the twelve Public Service programs to be supported by CDBG funds in PY 2010 serve exclusively one or more special needs populations identified in the City's Consolidated Plan: homeless persons, seniors, persons with disabilities and survivors of domestic violence. One in 5 persons served has one or more disabilities; 22% are seniors.

Heart of the Valley (HOV), a CDBG-funded agency that serves seniors and operates mostly with volunteers, is using a portion of its CDBG funding to provide emergency preparedness kits to vulnerable seniors. HOV volunteers help senior residents develop individual disaster preparedness plans. That effort is part of a countywide initiative by the Collaborating Agencies' Disaster Relief Effort to provide disaster preparedness assistance to vulnerable populations. Entering PY 2009, City and HOV staff were developing a plan to assist seniors in properly disposing of hazardous wastes.

### D. Housing Opportunities for Persons With AIDS (HOPWA)

The City of Santa Clara consults with the City of San Jose in the use of Housing Opportunities for Persons With AIDS (HOPWA) funds in meeting the service objectives of the Santa Clara HIV/AIDS Care Consortium. City staff participated in the evaluation of applications for PY 2010 funding. San Jose works with the Santa Clara County HIV Planning Council, the Santa Clara County Office of Affordable Housing, County of San Benito Health and Human Service Agency, the Health Trust's Housing for Health Board, and other applicable agencies to research innovative service strategies and determine the appropriate allocation of funding to meet the housing and support service needs of individuals and families living with HIV/AIDS. According to the HOPWA Coordinator for San Jose, the total of PY 2010 HOPWA funds for all of Santa Clara and San Benito Counties is \$825,000. The plan for use of those HOPWA funds is:

- City of San Jose program administration: \$24,750;
- The Health Trust will receive \$773,000 to provide in-home support services and administer the Shared Housing Assistance Placement and Support Services and Special Project of National Significance (HOPWA SPNS) for 175 persons living with HIV/AIDS..
- San Benito County will receive \$27,250 to provide support approximately 15 individuals and families living with HIV/AIDS.

In 2010, the City of San Jose applied to renew its Housing Opportunities for Persons with AIDS (HOPWA) Special Project of National Significance (SPNS) competitive grant for an additional 3-years. The City of San Jose requested to renew the grant for the same amount as in the previous three-year period plus an additional 5% to account for increases in local rents, for a total of \$1,249,500 for FY 2010-2013. The City of San Jose will continue to contract with the Health Trust to administer the HOPWA-SPNS grant including allocating \$1,216,050 to the Health Trust to provide long-term rental subsidies in shared housing and supportive services to

persons with HIV or AIDS in Santa Clara County. \$33,450 of the HOPWA SPNS funds will be allocated to the City of San Jose Housing Department to cover administrative costs.

## 6. HOMEOWNERSHIP

The Neighborhood Conservation & Improvement Program (NCIP) is administered by the Housing & Community Services Division of the City's Planning & Inspection Department. The program addresses building/housing code deficiencies, abatement of hazardous conditions, repair/rehabilitation of deteriorated conditions, and accessibility for persons with disabilities, all to improve the habitability, use and occupancy of owner-occupied housing. Financial assistance is provided in the form of a loan, grant or combination of the two, depending on the nature and scope of needed repairs. Terms are flexible and below market, depending on the homeowner's household income. City staff conducts a housing inspection to determine repair needs, prepares work specifications, solicits construction contractors and performs construction and progress inspections. Since 1976, the NCIP Program has assisted more than 1,450 homeowners. For PY 2010, the City has budgeted an estimated \$261,941 in CDBG, \$3,095 in HOME and \$421,114 in RDA funds for NCIP. CDBG Program Income of \$111,600 and HOME Program Income of \$50,000 will augment the Program. Unspent PY 2009 NCIP funds of approximately \$1,200,000 are also projected to be available.

A Memorandum of Understanding approved by the City Council and RDA Board on November 14, 2006, directed that all RDA funds appropriated for the NCIP Program "will be committed permanently" to the City's NCIP Affordable Housing Rehabilitation Fund (AHRF). Any program income accruing from the expenditure of RDA funds for NCIP activities would also be deposited in the AHRF. That program income will not be subject to federal restrictions or requirements. It will primarily be used for the NCIP Program, but may be used for other activities that benefit low and moderate income persons as long as those activities address one or more of the housing and community goals set forth in the City's Consolidated Plan for Program Years 2010-11 through 2014-2015.

The City supports two first-time homebuyer programs. The City's First-Time Homebuyer Mortgage Assistance Program utilizes RDA funds to make second mortgages up to \$75,000. The program is offered by three lending agencies, Neighborhood Housing Services of Silicon Valley, Chase Home Loans and Metlife Home Loans for the Redevelopment Agency.

The City has a Below Market Rate Program (BMP) that is authorized by its Housing Element. This program requires developers to set aside ten percent of newly constructed units for housing affordable to moderate income homebuyers. The City's BMP Program is administered by Neighborhood Housing Services of Silicon Valley.

The City substantially restructured its BMP Program in FY 2006-07. The new program was approved by City Council on January 9, 2007. The revised program is a market-based approach that enables first time homebuyers to participate in the housing market after five years of residence and full appreciation as market-rate owners after twenty years of residency in the BMP Unit. Because it is a hybrid, with both resale restrictions (the first five years) and recapture restrictions (after five years), the program is not eligible for federal HOME funds. The program has been well received by developers and has been approved for use with California Housing Finance Agency (CalHFA) homeowner loans.



The revised BMP Program also creates a new source of revenue to augment future housing and community objectives – the City Affordable Housing Fund (CAHF). After five years, a BMP housing unit can convert from a restricted sales price to a market price. If a BMP unit is sold after that period, the City recaptures the value of the affordable purchase price discount. Proceeds from that recapture are deposited in the CAHF. Use of CAHF funds is not subject to federal or state restrictions or requirements. They will be used for activities that benefit low and moderate income persons and address one or more of the housing and community goals set forth in the City's Consolidated Plan, its Housing Element and the Redevelopment Agency's Implementation Plan.

In PY 2007, the City reserved \$450,000 in HOME funds for the Habitat for Humanity Montague Homeownership Project for the development of six new units for homeownership by very low income households (income under 50% of County median, adjusted for household size) at a former fire station located at 3575 De La Cruz Avenue in Santa Clara. An additional \$600,000 in HOME funds has been reserved in PY 2010 for the acquisition of the land. Two of the units will be accessible to families having one or more persons with disabilities, in compliance with Section 504 of Rehabilitation Act of 1973.

## 7. ANTI-POVERTY STRATEGY

The City's Section 3 Affirmative Action Plan was last updated in March, 1989. The purpose of the plan is to assure that new jobs created by the use of federal entitlement funds provides opportunity for the recruitment, training and employment of low income persons residing in the City of Santa Clara. To this end, the stated purpose of the plan is to "provide lower income residents within the project area [Santa Clara City] the opportunity for employment and training and for the awarding of contracts to businesses located or owned in substantial part by persons residing in the project area." This action plan is required of all contracts for non-exempt projects funded by HUD. Projects with less than \$200,000 in CDBG/HOME funds are exempt from Section 3 requirements.

The City of Santa Clara is a participating member of the North County Consortium of Neighborhood Self Sufficiency Centers whose mission is to support the long-term sustainability and self-sufficiency of CalWorks families. The consortium is made up of over 30 businesses, agencies and schools that have a record of successful work with CalWorks clients. This consortium has created four self-sufficiency centers in northern Santa Clara County, all located in high-poverty areas. In Santa Clara, one center is located at the Scott Lane Elementary School and another at Kathryn Hughes Elementary School. In addition to these sites, the Career Center on the Santa Clara Adult Education Campus provides direct employment placement and other career-related services. Participants in the program are provided a comprehensive assessment of individual and family needs. Employment services, job skills training, job retention assistance, basic education, childcare, housing assistance and other appropriate support services are all coordinated by the Site Coordinator and tracked using the state mandated reporting system. The goal is to serve 100 clients each year at the four sites, with a placement rate of 65%, job retention rate of 70% and a 10% increase in average weekly wage within six months.

A total of 590 City households were participating in the CalWORKS Program in January, 2009. The SCUSD Adult Education Center has a CalWORKs Site Representative who acts as a liaison for participating CalWORKs students and Santa Clara County Social Services Agency. Some of these responsibilities include ensuring that all participants on campus are remaining in compliance with federal regulations, developing a 'welfare to work' plan, reporting monthly attendance to the County for each participant, and reporting progress reports on a quarterly basis for each participant CalWORKs student to the County. On occasion, it is required that the Site Representative meet in person with a participant and their social services worker to discuss progress. Monthly meetings are held for Site Representatives with County Social Services workers in an effort to be sure that the correct services and plans are being developed for participants on campus. Other site representative duties include career and educational counseling, as well as making referrals to appropriate supportive services. In addition to the Site Representative, the Adult Education Center has a Career Advisor for CalWORKs students to help them in job placement, resume development, and interviewing skills.

In 1983, the City of Santa Clara joined with several other cities to create the North Valley Job Training Consortium (NOVA) in response to the federal Job Training Partnership Act, which was replaced by the Workforce Investment Act in 2000. The consortium is a private/public partnership made up of representatives of local government, business and industry, labor, education and training systems, employment services, and community support organizations. Currently, the cities of Santa Clara, Sunnyvale, Milpitas, Mountain View, Cupertino, Palo Alto and Los Altos are participating

members. The NOVA Workforce Board was established to guide the agency in its mission to deliver employment and training services that enhance people's ability to live and work in Silicon Valley. Many of the services and programs provided by NOVA target disadvantaged youth and adult populations, who may have limited education and/or barriers to employment. NOVA is a partner in the CONNECT! Job Seeker Center, a comprehensive resource center open to all job seekers, which offers computer access, a resource library, resume assistance and job search workshops. Over 1,300 City residents are expected to benefit from the various NOVA programs in FY 2009-10.

For FY 200-10, NOVA's budget was approximately \$13,700,000. This includes \$4.7 million in American Recovery and Reinvestment Act (ARRA) funding, \$3 million from the federal Workforce Investment Act (WIA) and \$6 million for state WIA discretionary funding to augment its resources for dislocated workers.

With the downturn in the economy, the new resources were greatly needed as NOVA's customer flow increased. In 2009, NOVA served 12,472 clients through the CONNECT! Job Seeker Center (one-stop career center). CONNECT! Is a comprehensive resource center open to all job seekers, which offers computer access, a resource library, resume assistance and job search workshops. Many of the services and programs provided by NOVA target disadvantaged youth and adult populations, who may have limited education and/or barriers to employment. For adult services in 2009, 1,330 Santa Clara residents accessed the career center, receiving 13,763 individual services. For youth services, 54 young Santa Clara residents were enrolled for in-depth career guidance services. NOVA's ARRA funding allowed for a much-expanded summer youth program in 2009, including paid work experience.

In response to the economic downturn and continuing unemployment, in 2009 NOVA's Rapid Response program was available to assist 10,331 laid-off employees of 173 downsizing companies (up 63% over 2008) in northern Santa Clara County. This program includes assistance to 3,275 individuals who were laid off by 33 companies located in Santa Clara. Though the majority of job seekers served through NOVA are "dislocated" or laid off workers, affected by the downsizing or closure of their companies, NOVA also helps job seekers with special needs, e.g. homeless veterans, disabled workers, welfare recipients, teen parents, and older workers. NOVA partners with many organizations in order to provide these job seekers with customized employment and training solutions.

Through the initiative known as EDGE (Education, Diversity, and Growth in the Economy), NOVA and its partners are developing a comprehensive regional workforce strategy for Silicon Valley that will improve access to skill building and adult education and training, and will build and strengthen alliances that link job seekers, employers, educators, and other key stakeholders. The goals of this project are aligned with and represent the next evolution of the California EDGE Campaign at the statewide level.

Other grant investments that benefit the Santa Clara population include:

1. NOVA is still enrolling low-income adults into training programs through its stimulus funding, and expects to serve an additional 82 individuals by June 2011.
2. Veterans Employment-Related Assistance Program (VEAP) grant from the California Employment Development Department to serve veterans in Santa Clara and San Mateo counties

with serious barriers to employment. This grant began in December 2009 and will operate through June 2011, serving 200 veterans.

3. Homeless Veterans Reintegration Program (HVRP) grant from the U. S. Department of Labor to serve veterans who are both homeless and facing other barriers to employment. For FY 09–10 and FY 10–11, the grant will fund services for 280 veterans each year.

NOVA has received continued funding for a Disability Program Navigator position at the CONNECT! Job Seeker Center. The goals of this grant are to improve access to integrated employment services for individuals with disabilities and to create linkages with employers to promote the hiring of persons with disabilities.

The Housing Authority has been approved as a Moving to Work (MTW) Agency in January, 2008. That program will allow the HACSC additional administrative flexibility between programs. The Housing Authority of the County of Santa Clara (HACSC) has developed an annual plan to implement the MTW demonstration program. The MTW plan, which covers the period from July 1, 2009 through June 30, 2010, addresses changes the agency is proposing to implement in the second year of the MTW demonstration program. The three major goals for the MTW program are to increase cost effectiveness, to promote self sufficiency, and to expand housing options for program participants. The proposed changes for FY 2010 continue HACSC's focus on streamlining procedures and creating more efficient programs..

Some of the specific MTW activities for the second year of the program include:

- Eliminating the verification of income that is excluded from the income calculation process;
- Excluding income from family assets under \$50,000 in the rent calculation process;
- Applying increased current Payment Standards for rent calculations between regular reexaminations; and
- Changing the Project-based Voucher program to ease program implementation

## 8. OTHER ACTIONS

In addition to the projects identified to receive federal funding in PY 2010, the City will continue working to accomplish projects funded in the prior years' programs. The City will continue several ongoing initiatives to foster decent housing and reduce poverty.

HUD informed the City in 1999 that the San Jose Metropolitan Statistical Area is one of the high-income areas where the income limits were increased to the actual 80% of median income, adjusted for household size. The City of Santa Clara will continue to use the actual 80% of median income limits for all of its CDBG and HOME entitlement programs in PY 2010. Individual activities may use a lower income eligibility criteria.

The City undertakes HUD-funded projects in accordance with the Lead-Based Paint Regulations published in 2000. These regulations most commonly affect residential structures rehabilitated through NCIP. When identified, the lead paint will be controlled or abated and disposed of properly to eliminate or reduce the hazard of environmental or human contamination. The City has adopted a written plan to implement the regulations in its NCIP Program and other housing rehabilitation activities. The City remains concerned that the full implementation of the new Lead-Based Paint regulations has increased costs to its NCIP housing rehabilitation program as well as efforts to expand and maintain the City's stock of affordable housing through acquisition and/or rehabilitation. The result has been fewer housing units created and maintained with federal funds.

The City will continue its efforts to encourage consortium-building among housing developers, public service providers, and governmental and non-governmental entities. The City has achieved proven results in using federal and RDA funds to leverage private funds.

The City will continue its active participation in the CDBG Coordinators Committee, which increasingly has become a public forum for discussion and active planning of common strategies to address the housing and community needs in Santa Clara County.

The City will continue its active participation in the Santa Clara County Fair Housing Task Force in order to coordinate countywide strategies to address the barriers to equal opportunity in housing.

## 9. PUBLIC HOUSING

The Housing Authority of the County of Santa Clara (HACSC) is a participating member of the CDBG Coordinators Committee.

The City is continuing its successful working relationship with the HACSC to develop housing in the City. The Housing Authority, using RDA funds, has developed seven housing projects in the City, with 340 affordable units over the last decade. In March, 2010, the RDA approved the sale of one of the developments, Miramar Apartments, to a partnership that will consist of a non-profit housing authority affiliate and a tax credit investor. The purpose of the disposition was to finance the rehabilitation of the development and to preserve the affordability of the units. Three additional Housing Authority projects, Eklund Gardens I, Eklund Gardens II and the Deborah Drive apartments, will also be rehabilitated with other financing and will not be part of the tax credit syndication. No new projects are planned for PY 2010.

The HACSC is currently using 100 % of its Section 8 funds. No new funds for additional vouchers are expected. The efficient use of resources leaves the Section 8 program in the County vulnerable to increasing market rents and federal budget reductions. Market rents are up. At the same time, Fair Market Rents, on which Section 8 subsidies are based, have not kept pace with the increase.

In March, 2010, 836 Section 8 certificates/vouchers were under contract within the City. One out of three Section 8 holders were persons with disabilities; 35% were seniors. Over 86% of voucher holders were Extremely Low Income (household income less than 30% of Area Median, based on family size). As a result of its one week opening of the Section 8 waiting list in April, 2006, the Housing Authority received over 59,000 applications for vouchers. In March, 2010, that list included 2,398 City residents.

Public Housing funding by the federal government has been decreasing over the last several years. In response, the Housing Authority has developed an asset based model to convert its public housing units to project-based rental assistance. This would free up more funds for capital improvements and provide enhanced services for the clients. No one will be displaced by the action. Meetings have been held with the tenants and they approve of the idea. The Housing Authority is applying for vouchers for this program through a special voucher fund. Thus it will not impact the number of available tenant-based Section 8 vouchers available in the County. The HUD approval for public housing disposition has been received and as mentioned above, the Miramar Apartments in the City of Santa Clara, will be modernized and “voucherized” this Fall.

## 10. MONITORING STANDARDS AND PROCEDURES

In PY 2010, the City & RDA will enter into the second year of three year agreements with 18 agencies who have a proven track record of serving City residents with City/RDA funds. Renewal for the following year will be determined by: satisfactory performance, continuation of services at PY 2010 levels, availability of federal and RDA funds, and City Council approval of future year appropriations following the public participation process as set forth in the City's Citizen's Participation Plan. At least one on-site monitoring will be conducted for all agencies under the three year agreements. Agencies are also required to submit two accomplishment reports per year under the agreements. The three year agreements are expected to save 500 City staff hours and 225 service agency staff hours. For completed housing projects, affordability and performance monitoring for compliance to federal program requirements will continue to be scheduled at least once annually.

All recipients of PY 2010 federal funds are required to have both productivity performance goals and quantifiable project impact goals. Project impact goals reflect the extent to which funded activities yield the desired outcomes in the community or in the lives of persons assisted.

The City undertakes an annual Single Audit according to the requirements of the federal Office of Management and Budget. As standard practice, notification is made to HUD on the availability of the City's annual audit.

In preparing its PY 2005 CAPER, submitted in September, 2006, the City updated its five-year objectives to comply with the March 7, 2006, HUD "Notice of Outcome Performance Measurement System for Community Planning and Development Formula Grant Programs" (FR-4970-N-02). That notice required that any Consolidated Plan/Annual Plan and CAPER submitted on or after October 1, 2006 must incorporate the new performance measurement system. The City has prepared this Annual Plan to comply with the new HUD performance measurement requirements.

For completed housing projects, affordability and performance monitoring for compliance to federal program requirements will continue to be scheduled at least once annually. Housing Quality Inspections are completed as required by federal regulations. The City has invested in several HOME housing projects, both within the City and in adjacent cities, which have involved joint funding by other participating jurisdictions (PJ) in the County. A coordinated system of monitoring has been developed and will continue to be implemented to assure comprehensive monitoring without duplicative review by each of the PJ's. The jurisdiction in which the project is located takes the lead role in monitoring compliance and preparing a written report. The other jurisdictions may then choose to follow-up on particular issues.

The City requires that all rental housing projects with 5 or more HOME Units are required to develop a written affirmative marketing plan. Each project's annual report includes a section identifying, by race/ethnicity, all applicants, rejected applicants, and accepted tenants. That report, as well as an annual summary of the race/ethnicity of tenants, provides the basis for the City's evaluation of the effectiveness of each project's affirmative marketing plan.

## 11. FAIR HOUSING

The City supports both the purpose and goal of fair housing through the federal, State and local programs it administers. The City also supports the development of affordable housing stock that is an important part of fair housing in respect to the high cost of housing locally. The City operates all of its housing related programs and activities and public services free of discrimination. In addition, the City includes anti-discrimination and affirmative fair housing requirements in its contracts and agreements.

The City updated its Analysis of Impediments (AI) in May, 2007. That update incorporated information from the 2000 Census, the 2005 American Community Survey, the Fair Housing Study of 2002, Home Mortgage Disclosure Act data from 2005 and 2006, and other local and regional studies of the housing market. It covered the period July, 2006 to June, 2011. An updated action plan, for the period beginning July 1, 2006, was completed in PY 2006; the action plan resulting from the analysis covers through June 30, 2011. The City's AI is available, upon request, from the Housing & Community Services Division.

The City's Fair Housing agency is Project Sentinel, which provides information and referral, and complaint investigation. The City has chosen to fund this activity with RDA funds, in order to use CDBG funds for public service and administrative activities that could not be funded by RDA.

A new, five year Action Plan was developed in PY 2006. In its PY 2009 Consolidated Annual Performance and Evaluation Report, expected in September, 2010, the City will report steps taken to implement the Action Plan. At the time this Plan was submitted to HUD, the City did not anticipate any new strategies for PY 2010. The Action Plan below sets forth a number of initiatives in two forms. First, the basic ongoing strategy. Second, any specific initiatives to be taken in the next year. The actions set forth in the City's Housing Element are part of this Action Plan. The City annually reports its progress in meeting the objectives set forth in the Housing Element. The City's Housing Element update will be completed in PY 2010.

### 1. *Participate in the Fair Housing Task Force.*

The Santa Clara County Fair Housing Task Force has three primary tasks: (1) Identify and prioritize key issues; (2) Develop common strategies for addressing issues; and (3) Identify new sources of funding and coordinate them with existing sources.

### CITY ACTIONS

- A. Review the Fair Housing Study, prioritize the recommendations, develop a countywide strategy for implementing those with the highest priority, and identify new sources of funds.  
Responsibility: Housing & Community Services Division.  
Target Date: Ongoing.
- B. Review those issues identified in the AI as needing further research, establish a countywide priority in addressing those questions, develop a strategy for addressing those issues with the highest priority, and identify new sources of funds as required.  
Responsibility: Housing & Community Services Division.



Target Date: Ongoing.

2. *Update and Implement the Housing Implementation Programs Identified in the City's Housing Element.*

The City's Year 2004 Housing Element includes policies and programs which implement the City's commitment to better meet the housing needs of senior citizens, low and moderate income families and other population groups with special housing needs. The Element utilizes the best available data.

#### CITY ACTIONS

- A. Annually report on the progress in meeting the objectives of the City's Housing Implementation Programs.

Responsibility: Planning Division.

Target Date: Annually.

- B. Analyze and determine whether there are constraints to providing housing for persons with disabilities, consistent with the year 2001 Senate Bill 520 (Chesbro). The analysis will concentrate on land use controls, and permit procedures. If any constraints are found in these two or in any other areas, develop a plan to mitigate or remove those constraints.

Responsibility: Planning Division.

Target Date: 2010.

- C. Update the City's Housing Element.

Responsibility: Planning Division.

Target Date: 2010.

3. *Continue to support non-profit organizations whose purpose is further fair housing.*

Project Sentinel is currently the agency with which the City contracts to provide fair housing services, including community education and complaint investigation.

#### CITY ACTIONS

- A. Continue to investigate complaints of housing discrimination and provide an annual report of the nature and disposition of those complaints.

Responsibility: Housing & Community Services Division.

Target Date: Ongoing.

- B. Increase public awareness in the City of available fair housing services, by requiring the City's fair housing agency to develop an annual marketing strategy and appropriate methods to evaluate the effectiveness of its strategy.

Responsibility: Housing & Community Services Division.

Target Date: Ongoing.

4. *Continue to identify and mitigate housing constraints for persons with disabilities.*

Determine if there are housing constraints for persons with disabilities. Mitigate or remove any identified housing constraints.

## CITY ACTIONS

- A. As part of the City's review under 2B above, determine whether there is a need for a "reasonable accommodation ordinance." As appropriate, develop such an ordinance.  
Responsibility: Planning Division.  
Target Date: 2010.
  - B. Continue and update, as appropriate, the City's ADA Implementation Plan. Identify and reduce physical barriers on public property and street rights-of-way.  
Responsibility: Public Works.  
Target Date: Annually.
5. *Enhance housing for persons with disabilities by implementing federal and state fair housing and building code requirements related to residential accessibility.*

## CITY ACTIONS

- A. Continue to assist residents with disabilities in constructing accessibility modifications in existing housing.  
Responsibility: Housing & Community Services Division.  
Target Date: Ongoing.
  - B. Continue the initiative of the City and its fair housing provider to address housing discrimination against persons with disabilities and provide an annual summary of results of those efforts.  
Responsibility: Housing & Community Services Division.  
Target Date: Annually.
6. *Continue to encourage the development of higher occupancy rental housing where feasible.*  
The private housing market continues to focus on the creation of smaller rental units. In subsidizing affordable housing projects, the City will give priority to projects with high occupancy units.
7. *Continue to require, review and update assisted housing projects Affirmative Marketing Plans.*  
The City requires that all federally assisted housing projects develop an affirmative marketing plan and annually report racial/ethnic data on applicants, rejections, and tenants.

## CITY ACTIONS

- A. Develop an affirmative marketing plan for the RDA-funded Below Market Price Program.  
Responsibility: Housing & Community Services Division.  
Target Date: 2010.
- B. Develop an affirmative marketing plan for the RDA-funded First-Time Homebuyer Program.  
Responsibility: Housing & Community Services Division.  
Target Date: 2010.

8. *Continue to implement its residential Anti-Displacement and Relocation Assistance Policy.*  
The City's policy is to make all efforts to avoid displacement of residents or businesses in any assisted housing projects. When displacement cannot be avoided, federal and state relocation law requirements, as applicable, will be implemented.
9. *The City will continue to support police and community groups in the development of viable policies to deal with local incidents of hate crimes.*  
The City's Police Department regularly reviews and, as appropriate, updates its procedures for handling and reporting alleged hate crimes. The Police Department annually reports the number and type of hate crime incidents.

## 12. PROGRAM ADMINISTRATION

The Housing & Community Services Division of the Planning and Inspection Department of the City of Santa Clara is responsible for administering federal programs covered by this Annual Plan and the City's five year Consolidated Plan.

In compliance with federal regulatory provisions, the City has budgeted \$231,890 in CDBG funds and \$66,177 in HOME funds for program administration expenses during PY 2010. These amounts represent the full 20% of CDBG and 10% of HOME allocations that are allowable under federal law. The City also uses local funds to assist the administration of the federal entitlement and RDA affordable housing programs.

In July, 2001, the Housing & Community Services Division was assigned the responsibility for administering the Redevelopment Agency of the City of Santa Clara's affordable housing set-aside. The combination of that source under the same administration with the federal entitlement programs has improved the City's development of a comprehensive housing plan, using the RDA, CDBG and HOME funds more efficiently.

## 13. MINORITY/WOMEN BUSINESS ENTERPRISE OUTREACH

Consistent with federal requirements, the City of Santa Clara has adopted a Disadvantaged Business Enterprise Program, last updated in November, 1999. The policy of the City is to ensure that minority and women business enterprises have the maximum opportunity to compete for contracts funded wholly or in part with federal funds.

#### 14. AMENDMENTS TO PREVIOUS YEAR ANNUAL PLANS

- A. MINOR AMENDMENT TO PY 2008 and PY 2009 ANNUAL PLANS: On November 17, 2009, the City Council approved a minor amendment to the City's PY 2008 and PY 2009 Annual Plans. As part of its Annual Plans for the use of Federal Community Development Block Grant (CDBG) and American Recovery and Reinvestment Act (CDBG-R) entitlement funds in FY 2008-09 and FY 2009-10, the City proposed to fund two projects with a mixture of CDBG and CDBG-R funds: (1) Bracher Park Restroom (CDBG \$115,000; CDBG-R \$250,707); and (2) Removal of Barriers – Curb Cuts (CDBG \$120,000; CDBG-R \$40,000). That amendment was made to adjust the mixture of CDBG and CDBG-R funds as follows: (1) Bracher Park Restroom (CDBG \$219,707; CDBG-R \$146,000); and (2) Removal of Barriers – Curb Cuts (CDBG \$15,293; CDBG-R \$144,707).

## 15. RELATIONSHIP OF THE PY 2010 ANNUAL PLAN TO THE FIVE YEAR CONSOLIDATED PLAN

Program Year 2010 will be the first year of the City's five year Consolidated Plan for the period 2010-2015. The table below sets forth the five year goals of that Plan and the one-year goals of the PY 2010 Annual Plan.

### Summary of Specific Housing/Community Development Objectives

Funding Sources	Specific Objective	Performance Measure	Performance Goal		Section 215 Goals	
			5 Year	PY 2010	5 Year	PY 2010
Goal One: OWNERSHIP HOUSING						
RDA	First Time Homebuyer	Housing Units	100	20	10	2
RDA	Below Market Price	Housing Units	40	8	5	1
HOME/RDA	Self-Help Ownership	Housing Units	6	0	6	0
Goal Two: RENTAL HOUSING						
HOME/RDA	Acquisition	Housing Units	25	25	25	25
HOME/RDA	New Construction	Housing Units	100	20	100	20
HOME/RDA	Special Needs	Housing Units	160	0	160	0
RDA	Shared Housing	Housing Units	100	20	100	20
Goal Three: HOUSING REHABILITATION						
HOME/CDBG	Homeowner Rehabilitation	Housing Units	300	60	300	60
HOME/CDBG	Rental Rehabilitation	Housing Units	150	30	150	30
Goal Four: HOMELESS HOUSING/SERVICES						
HOME/CDBG	Rental Housing	Housing Units	40	0	40	0
RDA	Support Services	Persons	258/Year	318	N.A.	N.A
CDBG	At-Risk Households	Persons	5,470/Year	5,000	N.A.	N.A
RDA	Emergency Rental Assistance	Households	100	20	N.A.	N.A
Goal Five: SERVICES FOR SPECIAL NEEDS						
CDBG	Public Services	Persons	2,500/Year	3,027	N.A.	N.A
RDA	Affordable Housing Services	Persons	515/Year	523	N.A.	N.A
RDA	Foreclosure Prevention	Households	75	15	N.A.	N.A
Goal Six: FAIR HOUSING ACTIVITIES						
RDA	Fair Housing Services	Households	50/Year	50	N.A.	N.A
Goal Seven: PUBLIC FACILITIES						
CDBG	Removal of Barriers	Projects	10	2	N.A.	N.A
CDBG	City Owned Facilities	Projects	2	0	N.A.	N.A
CDBG	Neighborhood Enhancement	Projects	2	0	N.A.	N.A
CDBG	Non-Profit Owned Facilities	Projects	1	0	N.A.	N.A

Activities are only counted as accomplishments when they are completed. Some of the proposed projects for PY 2010 may not be completed by June 30, 2011.

Section 215 is a section of the Federal Code that defines specific forms of affordable housing. To qualify as Section 215 Affordable Housing, a rental unit must be occupied by a very low, low, or moderate income household with a rent that is the lesser of (1) the existing Section 8 Fair Market Rent for comparable units in the area or, (2) 30% of the adjusted income of a family whose income equals 65% of the median income for the area. Homebuyers qualify as Section 215 Affordable Housing if they are very low, low, or moderate income, first-time homebuyers who make the purchased home their principal residence, and the price of the purchased home does not exceed the mortgage limit for the type of single family housing for the area under HUD's single family insuring authority under the National Housing Act. The current limit for a single-family home is \$736,250. For rehabilitated housing, the unit must be occupied by a very low, low, or moderate income household which uses the house as a principal residence and which has a value, after rehabilitation, that does not exceed the mortgage limit applied to homebuyers above.

Each proposed activity of the 2010 Program Year is listed below in relation to the strategy it intends to address in the adopted 2010-15 Five Year Consolidated Plan. All of the proposed activities are open to all income-eligible City residents and no racial or ethnic group has a disproportionately greater need for any particular service or activity.

## **Goal One: Provide Housing Opportunities to First-Time Lower and Moderate Income Homebuyers**

### **Program 1A: First-Time Homebuyer Financing Program**

Proposed 2010 Activity: CITY OF SANTA CLARA HOUSING & COMMUNITY SERVICES  
DIVISION: First Time Homebuyer Program (RDA Affordable Housing).  
Division offices located at 1500 Civic Center Drive, Santa Clara, CA.  
2010 Goal: 20 Housing Units: 2 Section 215 Housing Units.

### **Program 1B: Below Market Purchase Program**

Proposed 2010 Activity: CITY OF SANTA CLARA HOUSING & COMMUNITY SERVICES  
DIVISION: Below Market Purchase Program (RDA Affordable Housing).  
Division offices located at 1500 Civic Center Drive, Santa Clara, CA.  
2010 Goal: 8 Housing Units: 1 Section 215 Housing Unit.

### **Program 1C: Self-Help/Sweat Equity Homeowner Construction**

Proposed 2010 Activity: No new project.

## **Goal Two: Provide Affordable Rental Housing to Very Low Income Households, Particularly Special Needs Populations**

### **Program 2A: Expand Affordable Rental Housing Through Acquisition/Rehabilitation.**

Proposed 2010 Activity: CHARITIES HOUSING DEVELOPMENT: Rental Housing Acquisition  
(HOME Housing).

Agency offices located at 1400 Parkmoor Avenue, Ste. 190, San Jose, CA.  
2010 Goal: 25 Housing Units: 25 Section 215 Housing Units.

**Program 2B: Expand Affordable Rental Housing Through New Construction.**

Proposed 2010 Activity: CITY OF SANTA CLARA HOUSING & COMMUNITY SERVICES  
DIVISION: Below Market Rent Program (HOME Housing; RDA  
Affordable Housing).  
Division offices located at 1500 Civic Center Drive, Santa Clara, CA.  
2010 Goal: 20 Housing Units: 20 Section 215 Housing Units.

**Program 2C: Expand Affordable Rental Housing For Special Needs Populations.**

Proposed 2010 Activity: No new project.

**Program 2D: Expand Affordable Rental Housing Through Shared Housing.**

Proposed 2010 Activity: CATHOLIC CHARITIES: Shared Housing (RDA Affordable Housing  
Service).  
Agency offices located at 2625 Zanker Rd., San Jose, CA.  
2010 Goal: 20 Housing Units: 20 Section 215 Housing Units.

**Goal Three: Preserve and Maintain Existing Housing Stock Occupied by Lower  
Income Households**

**Program 3A: Neighborhood Conservation and Improvement Program.**

Proposed 2010 Activity: CITY OF SANTA CLARA: Housing & Community Services Division  
(HOME Housing; CDBG Housing; RDA Affordable Housing).  
Division offices located at 1500 Civic Center Drive, Santa Clara, CA.  
2010 Goal: 60 Housing Units: 60 Section 215 Housing Units.

**Program 3B: Rental Rehabilitation Program.**

Proposed 2010 Activity: SANTA CLARA METHODIST RETIREMENT FOUNDATION: Liberty  
Tower Solar Panel Replacement (HOME Housing).  
Agency offices located at 890 Main Street, Santa Clara, CA.  
2010 Goal: 30 Housing Units: 30 Section 215 Housing Units.  
CITY OF SANTA CLARA: Accessibility Modifications (HOME  
Housing; CDBG Housing; RDA Affordable Housing).  
Division offices located at 1500 Civic Center Drive, Santa Clara, CA.  
2010 Goal: Included in program 3A

**Goal Four: Provide Housing and Supportive Services to Homeless Individuals and  
Families**

**Program 4A: Housing for Homeless Individuals and Families**

Proposed 2010 Activity: No new project.

**Program 4B: Support Services**

Proposed 2010 Activity: EMERGENCY HOUSING CONSORTIUM: Sobrato Family Living  
Center (RDA Affordable Housing Service).



- 1489-1509 Agnew Road, Santa Clara, CA.  
2010 Goal: 210 Persons.
- Proposed 2010 Activity: NEXT DOOR SOLUTION TO DOMESTIC VIOLENCE: Homesafe Case Management (RDA Affordable Housing Service).  
611 El Camino Real, Santa Clara, CA.  
2010 Goal: 48 Persons.
- Proposed 2010 Activity: SILICON VALLEY INDEPENDENT LIVING CENTER: Supplemental Living Center (RDA Affordable Housing Service).  
1597 Market Street, Santa Clara, CA. Agency offices are located at 2306 Zanker Road, San Jose, CA.  
2010 Goal: 60 Persons.

**Program 4C: Support Entities Providing Basic Necessities to Households At-Risk for Homelessness**

- Proposed 2010 Activity: ST JUSTIN COMMUNITY MINISTRY: Food Assistance for the Needy (CDBG Public Service).  
2655 Homestead Road, Santa Clara, CA.  
2010 Goal: 5,000 Persons.

**Program 4D: Provide Emergency Rental Assistance to Households in Danger of Eviction for Non-Payment of Rent.**

- Proposed 2010 Activity: INNVISION: Emergency Rental Assistance ( RDA Affordable Housing Service).  
Agency offices located at 974 Willow Street, San Jose, CA.  
2010 Goal: 20 Households.

**Goal Five: Support Non-Profit Community Service Organizations That Provide Essential Services to City Residents, Particularly Identified Special Needs Populations**

**Program 5A: Social Services for Special Needs Populations**

- Proposed 2010 Activity: BILL WILSON CENTER: Family Therapy/School Outreach/Grief Counseling Programs (CDBG Public Service).  
Agency offices are located at 3490 The Alameda, Santa Clara, CA.  
2010 Goal: 410 Persons.
- Proposed 2010 Activity: CATHOLIC CHARITIES: Long-Term Ombudsman Program (CDBG Public Service).  
Agency offices are located at 2625 Zanker Rd., San Jose, CA.  
2010 Goal: 566 Persons.
- Proposed 2010 Activity: SANTA CLARA COUNTY: Nutrition Site Meals Program (CDBG Public Service).  
1303 Fremont St., Santa Clara, CA.  
2010 Goal: 165 Persons.
- Proposed 2010 Activity: SECOND HARVEST FOOD BANK, Operation Brown Bag (CDBG Public Service).

- Food distribution location at 1313 Franklin Street., Santa Clara, CA.  
Agency offices are located at 750 Curtner Avenue, San Jose, CA.  
2010 Goal: 250 Persons.
- Proposed 2010 Activity: SUPPORT NETWORK FOR BATTERED WOMEN (CDBG Public Service).  
Agency offices are located at 1257 Tasman Drive, Suite C, Sunnyvale, CA.  
2010 Goal: 75 Persons.
- Proposed 2010 Activity: SENIOR ADULTS LEGAL ASSISTANCE: Legal Services for Elders (CDBG Public Service).  
Services provided at 1303 Fremont Street, Santa Clara, CA. Agency Offices are located at 160 East Virginia Street, Suite 260, San Jose, CA.  
2010 Goal: 80 Persons.
- Proposed 2010 Activity: LIVE OAK ADULT DAY SERVICES: Senior Adult Day Care (CDBG Public Service).  
Closest facility is located at 1147 Minnesota Avenue, San Jose, CA.  
2010 Goal: 10 Persons.
- Proposed 2010 Activity: OUTREACH & ESCORT: Special Needs Transportation (CDBG Public Service).  
Agency office located at 926 Rock Avenue, Suite 10, San Jose, CA.  
2010 Goal: 750 Persons.
- Proposed 2010 Activity: HEART OF THE VALLEY: Senior Transportation and Volunteer Coordinator (CDBG Public Service).  
Agency office located at 1550 El Camino Real, Santa Clara, CA.  
2010 Goal: 50 Persons.
- Proposed 2010 Activity: SACRED HEART COMMUNITY SERVICES: CARES Program (CDBG Public Service).  
Agency office located at 1381 South First Street, San Jose, CA.  
2010 Goal: 150 Persons.

#### **Program 5B: Housing Services for Special Needs Populations**

- Proposed 2010 Activity: PROJECT SENTINEL, Rental Dispute Resolution Services (General Fund Housing Service).  
Agency offices are located at 298 South Sunnyvale Avenue, #209, Sunnyvale, CA.  
2010 Goal: 275 Persons.
- Proposed 2010 Activity: COUNCIL ON AGING: Case Management (RDA Affordable Housing Service).  
Agency offices located at 2115 The Alameda, Santa Clara, CA.  
2010 Goal: 120 Persons.

#### **Program 5C: Investigate Allegations of Discrimination in Housing**

- Proposed 2010 Activity: PROJECT SENTINEL: Mortgage Counseling Services (RDA Affordable Housing Service).

Agency offices are located at 1055 Sunnyvale-Saratoga Rd., Suite 3, Sunnyvale, CA.  
2010 Goal: 25 Households.

**Goal Six: Provide Services and Promotional Support to Persons Experiencing Discrimination in Housing**

**Program 6A: Investigate Allegations of Discrimination in Housing**

Proposed 2010 Activity: PROJECT SENTINEL, Fair Housing Services (RDA Affordable Housing Service).

Agency offices located at 1055 Sunnyvale-Saratoga Rd., Suite 3, Sunnyvale, CA.  
2010 Goal: 50 Persons.

**Program 6B: Reduce Local Incidents of Hate Crimes**

Proposed 2010 Activity: CITY OF SANTA CLARA, Police Department  
601 El Camino Real, Santa Clara, CA.  
2010 Goal: 1 Reportable Incident or less.

**Program 6C: Update Analysis of Impediments to Fair Housing and Action Plan**

Proposed 2010 Activity: CITY OF SANTA CLARA HOUSING & COMMUNITY SERVICES DIVISION: Affirmatively Further Fair Housing (HOME/CDBG Administration).

Division offices located at 1500 Civic Center Drive, Santa Clara, CA.  
2010 Goal: Update current Analysis of Impediments. Report PY 2010 Action Plan progress.

**Program 6D: Affirmative Marketing of Housing Programs and Projects**

Proposed 2010 Activity: CITY OF SANTA CLARA HOUSING & COMMUNITY SERVICES DIVISION: Affirmatively Further Fair Housing (HOME Administration).  
Division offices located at 1500 Civic Center Drive, Santa Clara, CA.  
2010 Goal: Review 8 HOME Projects.

**Goal Seven: Provide the Public Facilities Necessary to Assure the Health, Safety and Welfare for all Residents of the Community**

**Program 7A: Remove Architectural Barriers from City Facilities, and City Sidewalks.**

Proposed 2010 Activity: CITY OF SANTA CLARA PUBLIC WORKS DEPARTMENT: Removal of Barriers to the Physically Handicapped, Curb Cuts (CDBG Public Facility, Accessibility).

Citywide. Offices located at 1500 Warburton Avenue, Santa Clara, CA.  
2010 Goal: 1 Public Facility Project/Accessibility (32 Curb Cuts).

Proposed 2010 Activity: CITY OF SANTA CLARA PARKS & RECREATION DEPARTMENT: Senior Center ADA Enhancements (CDBG Public Facility, Accessibility).

Offices located at 1500 Warburton Avenue, Santa Clara, CA.  
2010 Goal: 1 Public Facility Project/Accessibility.

Proposed 2010 Activity: CITY OF SANTA CLARA PARKS & RECREATION DEPARTMENT:  
Senior Center Emergency Generator (CDBG Public Facility,  
Accessibility).  
2560 Alhambra Avenue, Santa Clara, CA.  
2010 Goal: 1 Public Facility Project/Accessibility.

Proposed 2010 Activity: CITY OF SANTA CLARA PARKS & RECREATION DEPARTMENT:  
Parkway Park Restroom (CDBG Public Facility, Accessibility).  
3657 Forest Avenue, Santa Clara, CA.  
2010 Goal: 1 Public Facility Project/Accessibility.

**Program 7B: Improve and Upgrade City Facilities in Lower Income Neighborhoods.**

Proposed 2010 Activity: No new project.

**Program 7C: Enhancement of Deteriorated Lower Income Neighborhoods.**

Proposed 2010 Activity: No new project.

**Program 7D: Improve and Upgrade Privately Owned Facilities Providing Services and Benefits to Lower Income Residents.**

Proposed 2010 Activity: No new project.

**Goal Eight: Provide Planning, Development and Monitoring Administration Necessary to Carry out the Five Year Plan Objectives and Comply with Federal and Redevelopment Law Requirements**

**Program 8A: Provide Stable Source of Funds for Administration.**

Proposed 2010 Activity: CITY OF SANTA CLARA: Housing & Community Services Division  
(HOME/CDBG Administration).  
Division offices located at 1500 Civic Center Drive, Santa Clara, CA.  
2010 Goal: Ongoing.

**Program 8B: Work with Non-Profit Partners and Other Entitlement Jurisdictions in Santa Clara County to Identify Strategies to Implement More Cost-Effective Administration of Federal Program Requirements.**

Proposed 2010 Activity: CITY OF SANTA CLARA: Housing & Community Services Division  
(HOME/CDBG Administration).  
Division offices located at 1500 Civic Center Drive, Santa Clara, CA.  
2010 Goal: Ongoing

**Program 8C: Support Countywide Efforts of Entitlement Jurisdictions in Santa Clara County to Identify Common County Housing & Community Development Needs and Develop Common Strategies to Address Them**

Proposed 2010 Activity: CITY OF SANTA CLARA: Housing & Community Services Division  
(HOME/CDBG Administration).  
Division offices located at 1500 Civic Center Drive, Santa Clara, CA.  
2010 Goal: Ongoing.

**Program 8D: Support Economic Development Activities that Promote Increased Economic Activity and Employment Growth, and Assess the Need and Feasibility of developing a CDBG-funded Economic Development Program for Individual, For-Profit Commercial Businesses in the City**

Proposed 2010 Activity: CITY OF SANTA CLARA: Housing & Community Services Division  
(CDBG Administration).  
Division offices located at 1500 Civic Center Drive, Santa Clara, CA.  
2010 Goal: Ongoing.